

BILL NO. Z-71-09- //

ZONING MAP ORDINANCE NO. Z- Lost

AN ORDINANCE amending the City of Fort Wayne  
Zoning Maps Nos. AA-12 and A-12.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA:

SECTION 1. That the area described as follows is hereby designated an R-3 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereto; and the symbols on the City of Fort Wayne Zoning Maps Nos. AA-12 and A-12 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

A portion of land approximately 166.6+ feet by 240+ feet located on the west side of Fairfield Avenue and approximately 120+ feet north of Fairwick Lane, more particularly described as follows:

Part of Lot numbered 2 in R. L. Britton Estate in the Northwest Quarter of Section 26, Township 30 North, Range 12 East in Allen County, Indiana, as recorded in Deed Record "N", page 403 in the Recorder's Office, Court House, Fort Wayne, Indiana, described as follows, to-wit:  
Beginning at a point on the center line of Fairfield Avenue, a public thoroughfare in the City of Fort Wayne, Indiana, said point being the point of intersection of the said center line of Fairfield Avenue and the North line of the aforesaid lot numbered 2, R. L. Britton Estate; thence West along the aforesaid North line of said lot numbered 2, R. L. Britton Estate, a distance of 166.6 feet; thence South 8 degrees 02 minutes East, a distance of 240 feet; thence North 81 degrees 58 minutes East, a distance of 165 feet to the center line of said Fairfield Avenue; thence North and West along the aforesaid center line to the point of beginning.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

APPROVED AS TO FORM  
AND LEGALITY,

CITY ATTORNEY

Robert J. Dapton  
Councilman

Read the first time in full and on motion by Tipton seconded by Robinson and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) ~~(and Public Hearing to be held after due legal notice,~~ at the Council Chambers, City Hall, Fort Wayne, Indiana, on \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M., E.S.T.

Date: 9-14-71

Frank G. Bonakoon  
City Clerk

Read the third time in full and on motion by Tipton seconded by Rousseau and duly adopted, placed on its passage.  
~~Passed~~ (LOST) by the following vote:

AYES 0, NAYS 8, ABSTAINED \_\_\_\_\_, ABSENT \_\_\_\_\_ to-wit:

Adams	_____	_____	_____	_____
Dunifon	_____	<u>/</u>	_____	_____
Fay	_____	<u>/</u>	_____	_____
Geake	_____	<u>/</u>	_____	_____
Nuckols	_____	<u>/</u>	_____	_____
<del>Robinson</del>	_____	<u>/</u>	_____	_____
Rousseau	_____	<u>/</u>	_____	_____
Steigerwald	_____	<u>/</u>	_____	_____
Tipton	_____	<u>/</u>	_____	_____

Date 12-14-71

Frank G. Bonakoon  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) ~~(General)~~ ~~(Annexation)~~ ~~(Special)~~ ~~(Appropriation)~~ Ordinance ~~(Resolution)~~ No. 2 on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST: (SEAL)

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
City Clerk

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
Mayor

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on September 14, 1971, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-71-09-11; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

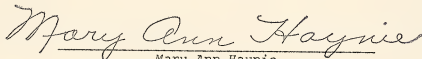
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on November 15, 1971;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 22, 1971.

Certified and signed this  
30th day of November 1971.



Mary Ann Haynie  
Secretary

Bill No. Z-71-09-11

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Maps Nos. AA-12 and A-12,

*Last*

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance do not PASS.

HERBERT G. TIPTON, Chairman

JACK K. DUNIFON, Vice-Chairman

THOMAS G. ADAMS

WILLIAM K. GEAKE

DONALD J. SCHMIDT

~~XXXXXXXXXXXX~~

*Herbert G. Tipton*  
*Jack K. Dunifon*  
*Thomas G. Adams*  
*Wm K. Geake*  
*DJ Schmidt*

CONCURRED IN

DATE 12-14-71 FUAD G. BONAHOOM, CITY CLERK

## RECEIPT

GENERAL FUND

Nº 82

FT. WAYNE, IND.,

July 6 1976

RECEIVED FROM

Alfon &amp; Lois Cichari

\$50.00

THE SUM OF

Fifty and no

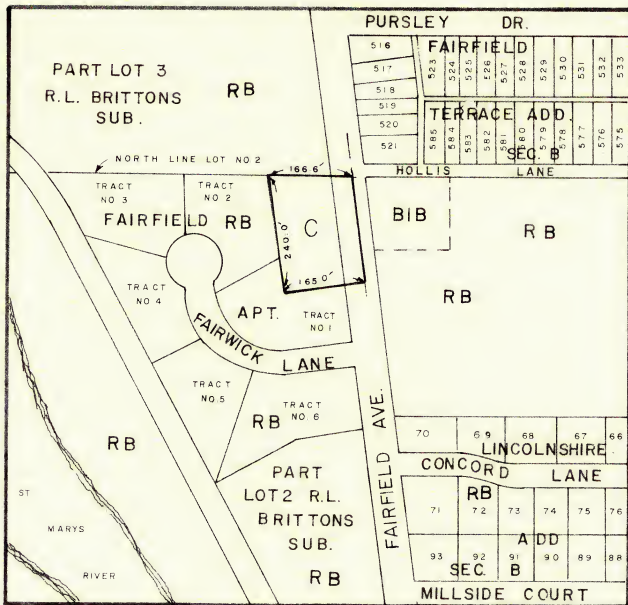
100 DOLLARS

ON ACCOUNT OF

Pkt. to rezone

Pct. of Lot # 2 P.L. Britton Est.  
K. Ostman

AUTHORIZED SIGNATURE



C CHANGE FROM RB TO R3

L-71-09-11

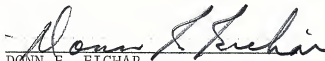
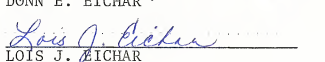
N

PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from an ~~RA~~<sup>RB</sup> District to an R-3 District, the real estate described as follows, to-wit: as described by Deed Record 27, Page 86:

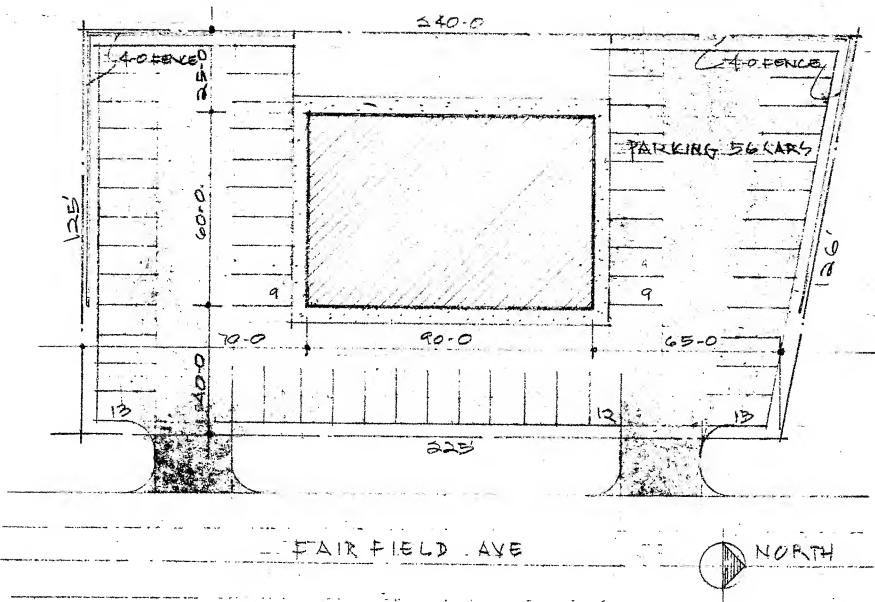
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(General Description - A portion of land approximately 166.6± feet by 240± feet located on the west side of Fairfield Avenue and approximately 120± feet north of Fairwick Lane.)

  
DONN E. EICHAR  
  
LOIS J. EICHAR

Please notify Robert W. Haller of Hogg, Christoff, Snouffer & Haller, 2000 Fort Wayne Bank Building, Fort Wayne, Indiana 46802

*Approved by Alan Estabrook  
Don R. Brown*

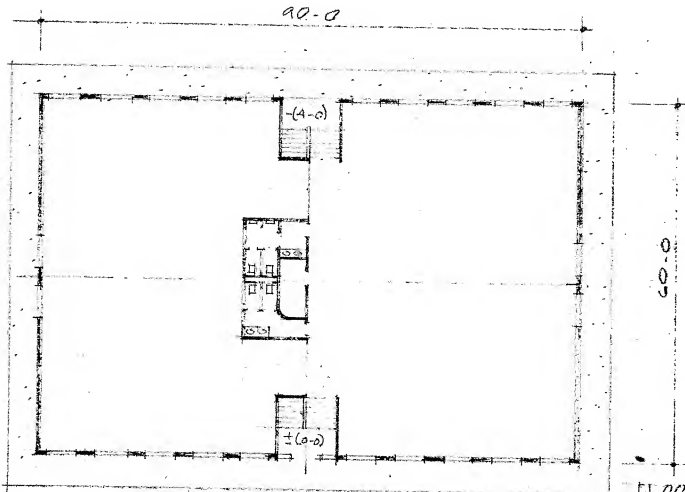


SITE PLAN 1/30'

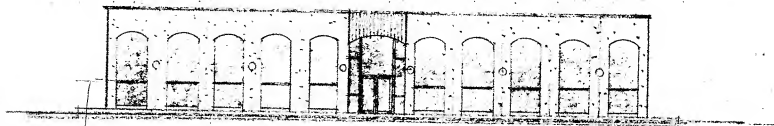
EICHER BUILDING

HUMBRECHT SHERBONDY & ASSOC.  
ARCHITECTS - MAR. 71





FLOOR PLAN 1/16" = 1'-0"  
 - FIRST FL. - (0'-0")  
 - SECOND FL. + (4'-0")



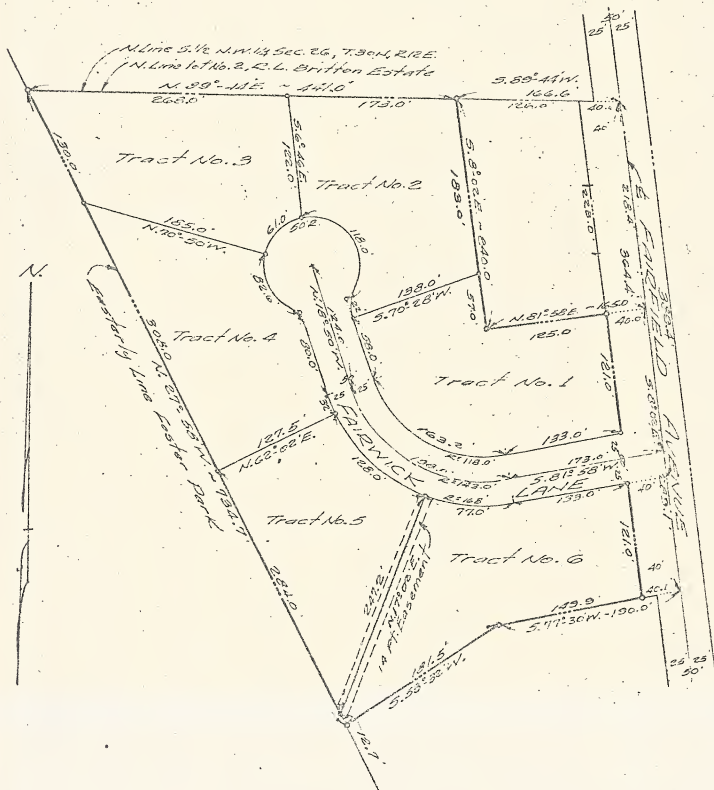
= EICHER BUILDING

HUMBRECHT, GHERBONDY & ASSOC.  
 ARCHITECTS. MAR 71

## CERTIFICATE OF SURVEY

OF H. K. GOTTSCHALK  
REGISTERED PROFESSIONAL CIVIL ENGINEER  
WAYNE, INDIANA

The undersigned Civil Engineer, registered as provided by an Act of the 72nd General Assembly of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made in feet and decimals and the corners were perpetuated as shown, in conformity with the plat and deed record thereof in the office of the Recorder of Allen County, Indiana. No encroachment existed, except as noted. The description of the real estate is as follows, to wit:



Job No. 15,203

For The Fairfield Southern  
John H. Barker, President

Prepared by:

WITNESS WHEREOF, I hereunto place my hand  
I seal this 3th day of October 19 62

Samuel L. Caldwell

Parents of the children in the Fort Wayne Community Schools and the parochial schools in the area affected by this zoning request have become increasingly alarmed by the generation of traffic on South Calhoun, Paulding Road and Fairfield Avenue. Numerous examples of hazards to the school population may be cited--these are two:

- 1) Grade school children of the Lincolnshire Addition must cross both Paulding Road and South Calhoun ~~Street~~.
- 2) Junior high students from Woodhurst Addition must cross Fairfield (in the Baer Field Thruway Area), proceed along Paulding Road and across Highway 27.

There are no sidewalks along Fairfield on the west side from Fairfax south

Paulding Road is a narrow four-lane ~~highway~~ <sup>street</sup> with sidewalks from Fairfield to Highway 27 non-existent or immediately adjacent to the street.

#### School Populations

Ben Geyer Jr Hi	1,102
South Calhoun	496
Hillcrest	306
Harrison Hill	971

Peace Lutheran	120
Bishop Luers	743

November 15, 1971

*Lorraine H. Davis*  
 Lorraine H. Davis  
 5636 Indiana Avenue

I would like to know if any kind of a traffic study has been made on Fairfield Ave., south of Pettit Ave., and if so, what did the study show?

There are, at the present, four apartment complexes, with a total of 310 units, which discharge traffic onto Fairfield Ave. Only one of these, The Courts of Woodhurst, has an exit to a street other than Fairfield Ave. The Woodcrest Terrace Country Club, with 127 units, the Fairfield Garden Apts. with 48 units, and the Foster Park Apts. with 70 units all exit onto Fairfield Ave.... only. Under construction, at this time, is a 200 unit apt. complex on the north side of the Woodcrest Terrace Apts. which will exit only onto Fairfield Ave. Between this new complex and the Baer Field Thruway is the Worthman Hall exiting on Fairfield Ave.,

There is the traffic from Paulding Rd. exiting on Fairfield Ave. and soon, the Baer Field Thruway will dump its load at this intersection, too. To the south is traffic to and from the Southtown Mall area on the Tillman Rd., and the traffic to and from the Waynedale- Lake Shores- Winterset- Avalon areas on the Lower Huntington Rd. There is also one of Foster Park's entrances on Fairfield, and there are two gas stations with their customer traffic. There is a church-school with its related traffic in the morning and afternoon.

Added to these large generators of traffic are eleven side streets from four additions exiting on Fairfield Ave. Ten of these streets end at Fairfield, while two of them are parts of a bus route. There are 42 private driveways on Fairfield which add to driving hazards when residents enter or back out of their drives. There are no sidewalks on the west side and only as far south as Pursely Dr. on the east side of Fairfield, making pedestrian and bicycle traffic another problem.

Finally, and possibly most important, is the topography of Fairfield Ave. It is a rolling, curving road with many places where a driver's view is obscured. There have been accidents in the past several months at : The intersection of Tillman Rd. -Lower Huntington Rd. - Fairfield Ave., Foster Park Roadway-Fairfield Ave., Southfair Court- Fairfield Ave., Concord Lane- Fairfield Ave., Dori Lynn Dr.- Fairfield Ave., and Paulding Rd.- Fairfield Ave. These are accidents that one person has seen, I would imagine that there have been more.

I would like to ask that a complete and comprehensive traffic survey be taken and made public before zoning is changed to allow more overloading of Fairfield Ave. and neighboring streets.

THERE ARE AT PRESENT, A TOTAL OF 750  
APARTMENT UNITS, EST. OR UNDER CONT.  
THAT CAN EXIT ONTO FAIRFIELD AVE.

James R. Hoffmann, Pres.  
Lincolnshire Community Assn., Inc.  
301 W. Concord Ln.  
Mt. Wayne, Ind.